

Community Preservation Act Committee  
Minutes of the meeting of Jan. 30, 2020  
Amherst Police Department, 6:00 p.m.

Attending: Robin Fordham (HC), Sam MacLeod (AL), Nate Budington (chair, AL), Michael Birtwistle (PB), Diana Stein (AL), Sarah Marshall (LSSE), Dave Williams (AHA), Sarah Eisinger (AL)

Absent: Fletcher Clark (CC)

Others present: Cathy Schoen (Councilor), Anthony Delaney (staff)

The meeting was called to order by Mr. Budington at 6:02 p.m.

Mr. Budington announced that, after the period of Public Comment, the first order of business would be to conduct a preliminary vote in which each member of the Committee would rank each proposal from 1 (no support) to 5 (strong support). He then opened the Public Meeting and the proposals were offered for comment in numerical order.

(NOTE: Some public comments were received out of numerical order. However, for the sake of clarity, the following comments are organized by numerical order rather than being listed in the order in which they were spoken.)

1. AMAHT Consulting Services: there were no comments as the proposal had been withdrawn.
2. AMAHT Project Funding: Elisa Campbell spoke in support of the proposal, stressing the need to continue the funding of affordable housing. Tom Kegelmann spoke in support of both this proposal and proposal 3, expressing what he feels to be a general need for more affordable housing. Bruce Coldham also spoke in support of both proposals 2 and 3.
3. Valley CDC First Time Mortgage: John Hornik spoke in support of the proposal, pointing out its relevance to the needs of the town's work force. Elisa Campbell spoke in support of the proposal, adding her opinion that it was the more impactful of this year's housing proposals. Mr Kegelmann spoke in support of both this proposal and proposal 2, expressing what he feels to be a general need for more affordable housing. Mr. Coldham also spoke in support of both this proposal and proposal 2.
4. NACF Window Restoration: Mr. Coldham explained that the reduction to \$4,500 from the original request of \$8,000 was due to confusion about whether the NACF could be reimbursed for expenditures already made. He clarified that his present request is to fund the replacement of the basement windows of the farmhouse.

5. Jones Library Special Collections: Austin Sarat spoke in support of the proposal, adding that special collections cannot be preserved without the construction of the entire Library project. Chris Riddle spoke in support of the proposal, emphasizing the specific historic preservation aspect should be approved whether or not one supports the entire library proposal (which he does). Kelly Irwin spoke in support of the proposal, emphasizing both preservation and accessibility. Georgia Barnhill spoke in support of the proposal, stressing the need for climate control in preserving town archives. Claire Bertrand spoke in support of the proposal in the context of the entire library project.
6. Historic Inventory Update: no comments on this proposal.
7. West Cemetery Headstone Restoration: no comments on this proposal.
8. North Library repairs and renovation: no comments on this proposal.
9. Town of Amherst Train Maintenance & Access: no comments on this proposal.
10. Town of Amherst Surveys, Appraisals & Studies: no comments on this proposal.
11. Town of Amherst Recreation Pre-development: no comments on this proposal.
12. ARHS Track Repairs: Chris Ehorn, ARHS football coach, spoke in support of the proposal, pointing out that a safe practice and competitive environment leads to greater pride in the school. Stephen Hoffman also emphasized student and community pride in his support of the proposal.

After Mr. Budington closed the public hearing, the Committee cast its preliminary votes (see attached "FY21 Proposal Voting – After 01-30" under "Straw Poll.")

The Committee then proceeded to consider each proposal individually with a view toward whether or not to recommend it for preliminary approval.

(NOTE: Proposals were not considered in numerical order. The highly rated proposals were quickly discussed and approved while the low rated proposals were quickly discussed and rejected. Then the proposals ranked in the middle were fully discussed and, in most cases, voted upon. However, again for the sake of clarity, these minutes will review the discussions and votes in numerical order.)

**2. AMAHT - Project Funding.** This proposal was rated 3.0 in the initial vote.

An extended discussion of this proposal centered on how much (if any) funding should be allocated to the Amherst Affordable Housing Trust in light of (1) the absence of a specific project and (2) its backlog of an authorized but unexpended sum of approximately \$500,000. All members of the Committee recognized the need for additional affordable housing in Amherst. However, opinion differed on whether the Trust should be encouraged to build up its fund

balance so that it could respond quickly to opportunities as they arise or whether, since the Committee is now able to meet out of its traditional cycle, the Committee itself should be the agency to respond to specific projects as they might arise. In addition, considerable discussion was concerned with deciding on an appropriate dollar figure to support the Trust's activities.

Ms. Eisinger moved to recommend to Town Council an allocation of \$175,000 for this proposal. Ms. Marshall seconded.

Mr. Birtwistle moved to table the motion until the next meeting in view of the late hour and the possibility of additional discussion on the specifics of the motion.       ?       seconded

Motion to table passed 8 – 0 – 0.

**3. Valley CDC - First Time Homebuyers & Mortgage Subsidy.** This project was rated 4.4 in the initial vote.

This proposal had general support from the members of the Committee. However members expressed the desire that clarity be achieved on the question of how funds would be returned to the town if and when a home, purchased under this program, were subsequently sold at a profit.

It was also suggested that, although funds to support rental housing may provide assistance to more individuals than would a similar allocation in support of home purchases, this proposal remains an excellent one and is, in the absence of other specific housing project proposals, an appropriate use of CPA funds.

Ms. Stein moved to recommend to Town Council an allocation of \$234,208 for this project. Ms. Eisinger seconded.

Motion passed 8 – 0 – 0

**4. NACF - Window Restoration.** This project was rated 4.8 in the initial vote.

The committee was in agreement that this proposal should be supported.

Ms. Stein moved to recommend to Town Council an allocation of \$4,500 for this project. Ms. Fordham seconded.

Motion passed 8 – 0 – 0

**5. Jones Library - Special Collection Facility.** This project was rated 3.1 in the initial vote.

Members expressed concern about the magnitude of the request and whether the Committee could or should recommend a smaller amount.

It was assumed that this large a commitment, if recommended, would be financed by ten year bonding, as it is not possible for this year's committee to recommend a multi-year award otherwise.

The question of the relationship between this request and the larger, as yet unapproved, Jones Library reconstruction project influenced much of the Committee's discussion. It was variously

suggested that a recommendation to appropriate \$1,500,000 in CPA funds might be taken by Town Council as a signal that the entire project has strong support. It was also suggested that support for Special Collections might be more appropriately expressed after the Council and/or the voters had approved the larger project.

Mr. Delaney said that it is the Finance Department's view that the project would be considered Town funding, not private fundraising.

Ms. Fordham conveyed the following recommendation of the Historical Commission: "The HC is in favor in principal of preserving the town special collections with CPA funds targeted to HVAC, Climate Control, and fire suppression, and appropriate document and artifact storage, in an appropriately secured space, up to a total of \$1 million with a recommended bonding period of 10 years."

Some members of the Committee expressed enthusiastic support for both the Special Collection proposal and for the Library project as a whole. Other members, while supporting the Special Collections proposal, did not commit to support of the Library project as a whole.

Some members felt it was important to leave room in this and future CPA budgets to make major contributions to other upcoming Town projects.

Ms. Marshall moved to recommend to Town Council an allocation of \$1,000,000 for this project. Ms. Fordham seconded.

Motion passed 7 – 0 – 1 (Birtwistle abstaining)

**6. AHC - Update Historic Resource Inventory.** This project was rated 4.1 in the initial vote.

Ms. Fordham indicated that the Historical Commission supported this proposal. The committee was in agreement that this proposal should be supported.

Mr. Birtwistle moved to recommend to Town Council an allocation of \$25,000 for this project. Mr. MacLeod seconded.

Motion passed 8 – 0 – 0

**7. AHC - West Cemetery Headstone Restoration.** This project was rated 4.8 in the initial vote.

Ms. Fordham indicated that the Historical Commission supported this proposal. The committee was in agreement that this proposal should be supported.

Ms. Stein moved to recommend to Town Council an allocation of \$50,000 for this project. Mr. MacLeod seconded.

Motion passed 8 – 0 – 0

**8. Greenbaum - North Amherst Library Repairs.** This project was rated 2.0 in the initial vote.

Consensus of the Committee was that, while the North Amherst Library is in urgent need of the renovations and additions suggested in the proposal, the proposal as written could not be

supported. Several members expressed the hope that a clearer proposal with a more specific budget could be brought forward in the near future, noting that any future proposal concerning the North Amherst Library should be brought forward by, or at least involve, whatever governmental or institutional entity is proposed to receive the funding.

Mr. Birtwistle moved to recommend to Town Council an allocation of \$100,000 for this project. Ms. Eisinger seconded.

Motion failed 0 – 6 – 2 (MacLeod and Stein abstaining)

**9. Town of Amherst - Trail Maintenance & Access.** This project was rated 4.4 in the initial vote.

It was suggested and agreed to by several members of the Committee that there was a significant need for trail work – particularly the repair and/or replacement of bridges in the several Amherst conservation areas. The committee was in agreement that this proposal should be supported.

Ms. Marshall moved to recommend to Town Council an allocation of \$25,000 for this project. Ms. Stein seconded.

Motion passed 8 – 0 – 0

**10. Town of Amherst - Surveys, Appraisals & Studies.** This project was rated 3.9 in the initial vote.

The question was raised as to whether the town should be actively engaged at this time in the purchase of additional land for conservation purposes. It was pointed out that funding provided by this proposal would not necessarily be spent to prepare for new purchases but could be allocated for work on land already owned by the town or perhaps on donated property.

The Committee expressed a desire to know how much remains unspent from previous appropriations. Mr. Delaney will report at the next meeting.

**11. Town of Amherst - Recreation Pre-development Funds.** This project was rated 4.3 in the initial vote.

The committee was in agreement that this proposal should be supported.

Mr. MacLeod moved to recommend to Town Council an allocation of \$25,000 for this project. Ms. Marshall seconded.

Motion passed 8 – 0 – 0

**12. Amherst Pelham Regional School District – High School Track and Field Replacement.** This project was rated 4.5 in the initial vote.

The question was raised as to whether CPA funds could be spent for the athletic fields if they contained artificial surfaces within the track. It was pointed out that the proposal is only to support a preliminary study and will not directly fund any construction. Members of the

Committee commented that the present state of the facility was sub-standard and should be upgraded. The committee was in agreement that this proposal should be supported.

Mr. Birtwistle moved to recommend to Town Council an allocation of \$157,500 for this project. Ms. Marshall seconded.

Motion passed 8 – 0 – 0

#### **0. Town of Amherst Administration and continuing bonded obligations**

Ms. Marshall moved to recommend to Town Council an allocation of \$10,000 for Administration Costs and the approval of CPA's continuing debt obligations. Ms. Fordham seconded.

Motion passed 8 – 0 – 0

Mr. Budington adjourned the meeting at 8:31.

Submitted by Michael Birtwistle

Approved February 6, 2020



1/30/20 CPAC

## Public Comment

Elisa Campbell 27 Pine Grove, Amherst  
John Horvick 57 Carriage Ln, Amherst

CHRIS RIDDLE 252 STRONG ST., AMHERST

AUSTIN SARAT 76 SWELL ST, AMHERST

Chris Ehorn 21 Matoon St

Tom Keedman 649 E. Regent St.

Georgia Bannhill 54 Lakeside Dr.

Stephanie Hockman 61 Arnold Rd Pelham

John Papp 683 E Pleasant St.

#	Proposal	Proposed Total	Straw Poll								Community Housing	
			Birtwistle	Budington	Eisinger	Fordham	MacLeod	Marshall	Stein	Williams		Average
2	AMAHT - Project Funding	\$ 400,000.00	4	3	3	3	3	3	3	2	3.0	
3	Valley CDC - First Time Homebuyers & Mortgage Subsidy	\$ 234,208.00	4	4	5	5	4	5	4	4	4.4	\$ 234,208.00
4	NACF - Window Restoration	\$ 4,500.00	4	5	5	5	5	5	5	4	4.8	
5	Jones - Special Collection Facility	\$ 1,500,000.00	3	4	3	3	3	3	3	3	3.1	
6	AHC - Update Historic Resource Inventory	\$ 25,000.00	3	4	4	5	5	5	4	3	4.1	
7	AHC - West Cemetery Headstone Restoration	\$ 50,000.00	4	5	4	5	5	5	5	5	4.8	
8	Greenbaum - North Amherst Library Repairs	\$ 100,000.00	3	1	1	2	2	1	2	4	2.0	
9	ToA - Trail Maintenance & Access	\$ 25,000.00	3	5	5	4	5	5	4	4	4.4	
10	ToA - Surveys, Appraisals & Studies	\$ 25,000.00	4	5	3	4	5	2	4	4	3.9	
11	ToA - Recreation Pre-development Funds	\$ 25,000.00	4	5	4	4	4	5	4	4	4.3	
12	ARPS - High School Track & Field Replacement	\$ 157,500.00	5	5	5	3	3	5	5	5	4.5	
0	ToA - Administration	\$ 10,000.00										
DS	ToA - Hawthorne Property (year 10/10)	\$ 50,938.00										\$ 21,903.34
DS	AMAHT - 22-unit Rehabilitation Project (9/10)	\$ 36,400.00										\$ 36,400.00
DS	ToA - South East Street Rock Farm Property (7/10)	\$ 6,600.00										
DS	AMAHT - Preservation of Units at Ann Whalen (7/10)	\$ 12,100.00										\$ 12,100.00
DS	Rolling Green - Preservation of Affordable Housing Units (6/10)	\$ 147,200.00										\$ 147,200.00
DS	ToA - Kieras Land Acquisition (3/5)	\$ 26,500.00										
DS	ToA - Groff Park Modernization (2/5)	\$ 108,000.00										
DS	ToA - Kendrick Park Playground (1/5)	\$ 62,150.00										
	<b>TOTAL</b>	<b>\$ 3,006,096.00</b>										<b>\$ 451,811.34</b>
	<b>%New Revenue</b>											<b>42.8%</b>
	Estimated 06/30/2020 Fund Balance											\$ 426,164.37
	Local Surcharge (3%)											\$ 950,000.00
	State Match (11%) (FY20) to be received in FY21											\$ 104,500.00
	<b>Estimated Funds Available FY20</b>											<b>\$ 1,480,664.37</b>
	<b>Total Requests for FY2021 including Debt Service</b>											<b>\$ 981,096.00</b>
	<b>Estimated Surplus/Deficit</b>											<b>\$ 499,568.37</b>



Approved				Vote											
Historic Preservation	Open Space	Recreation	Administration	Total	Meeting	Moved	Second	Birtwistle	Budington	Clark	Eisinger	Fordham	MacLeod	Marshall	Stein
				\$ -	1/30/2020	Eisinger	Marshall								
				\$ 234,208.00	1/30/2020	Stein	Eisinger	y	y		y	y	y	y	y
\$ 4,500.00				\$ 4,500.00	1/30/2020	Stein	Fordham	y	y		y	y	y	y	y
\$ 1,000,000.00				\$ 1,000,000.00	1/30/2020	Marshall	Fordham	a	y		y	y	y	y	y
\$ 25,000.00				\$ 25,000.00	1/30/2020	Birtwistle	MacLeod	y	y		y	y	y	y	y
\$ 50,000.00				\$ 50,000.00	1/30/2020	Stein	MacLeod	y	y		y	y	y	y	y
\$ -				\$ -	1/30/2020	Birtwistle	Eisinger	n	n		n	n	a	n	a
	\$ 25,000.00			\$ 25,000.00	1/30/2020	Marshall	Stein	y	y		y	y	y	y	y
		\$ 25,000.00		\$ 25,000.00	1/30/2020	MacLeod	Marshall	y	y		y	y	y	y	y
		\$ 157,500.00		\$ 157,500.00	1/30/2020	Birtwistle	Marshall	y	y		y	y	y	y	y
			\$ 10,000.00	\$ 10,000.00											
		\$ 29,034.66		\$ 50,938.00											
				\$ 36,400.00											
	\$ 6,600.00			\$ 6,600.00											
				\$ 12,100.00											
				\$ 147,200.00											
	\$ 26,500.00			\$ 26,500.00											
		\$ 108,000.00		\$ 108,000.00											
		\$ 62,150.00		\$ 62,150.00	1/30/2020	Marshall	Fordham	y	y		y	y	y	y	y
\$ 79,500.00	\$ 58,100.00	\$ 381,684.66	\$ 10,000.00	\$ 981,096.00											
7.5%		41.7%	0.9%												

New Revenue  
\$ 1,054,500.00

	Williams			
	Yay	Nay	Abstain	
y	0	0	0	0
y	8	0	0	0
y	8	0	0	0
y	7	0	1	0
y	8	0	0	0
y	8	0	0	0
n	0	6	2	0
y	8	0	0	0
	0	0	0	0
y	8	0	0	0
y	8	0	0	0
y	8	0	0	0